



STATE OF MAINE
DEPARTMENT OF EDUCATION
23 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0023

JOHN ELIAS BALDACCI
GOVERNOR

SUSAN A. GENDRON
COMMISSIONER

Exhibit #III.A.

TO: Members of the State Board of Education

FROM: Susan A. Gendron, Commissioner*

DATE: May 14, 2008

SUBJECT: Major Capital School Construction Program; *Site Approval Consideration*;
Gorham School Department, New Elementary School Construction Project.

STATEMENT OF FACT

Superintendent Theodore G. Sharp requests that the State Board of Education approve a site in Gorham, Maine, for a new preK-5 school. The new school will replace the White Rock School and portable classrooms at the Village and Narragansett elementary schools.

The proposed site is a 23.2 acre parcel in the northern section of Gorham. The site search started with 39 identified parcels. The 39 were screened to 5, each of which went through an extensive evaluation. The selected site was lost when the seller decided to retain the property. The Stevens property then became available. The site rated higher than the other final sites and was selected. The site is partially in a designated growth area and abuts a dense housing neighborhood.

Public water, public sewer, and 3-phase power is near the site and these utilities can be easily extended to the proposed school location.

Gorham has submitted a completed site selection application. All affected state and local agencies have been involved and documentation of their approvals are on file at the Department of Education.

The first two appraisals were for \$105,000 and \$280,000 which is greater than the 25% separation allowed by rule. A third appraisal was obtained and reflected a value of \$275,000. The average of the three is \$220,000. The option to purchase was negotiated at \$285,000. This leaves \$65,000 of the purchase price the responsibility of the Gorham School Department.

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New PreK-5 School
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Project Information:

Project: Gorham Elementary School
Superintendent: Theodore Sharp
Architect: Lyndon Keck, Portland Design Team
Total number of acres: 23.2
Total number of acres eligible for State support: 23.2
Purchase cost: \$285,000
Appraised value: \$220,000
Amount eligible for State support: \$220,000

CONSTRUCTION COMMITTEE RECOMMENDATION

At its meeting on May 7, 2008, the Construction Committee gained consensus to recommend that the State Board of Education grant Site Approval to the Gorham School Department for a new elementary school construction project located in Gorham, Maine.

COMMISSIONER RECOMMENDATION

The Commissioner recommends that the State Board of Education grant Site Approval to the Gorham School Department for construction of a new preK-5 school in Gorham, Maine, under the provisions of Chapter 61, Rules for Major Capital School Construction Projects.

*Prepared by the School Facilities Services Team